

LAND USE AND OWNERSHIP

General statistics on the use, ownership, and tenure of land appear in this section. Information on specific use or ownership categories is given elsewhere: parks in section 7, military land in section 10, farms in section 19, and forests in section 20.

Out of the 4,128,000 acres in the State, fully 2,490,000 are in unused open space. Other major categories include agriculture, with 1,220,000 acres, services (including military installations), with 116,000, and recreation, with 94,000. In the Honolulu Standard Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 16,500 acres in 1964 to 26,500 in 1974; during the same ten-year span, agricultural land declined from 94,500 to 76,100 acres. For the State as a whole, the Land Use Commission has zoned 151,000 acres as "urban," 1,977,000 as "conservation," 1,974,000 as "agricultural," and 9,000 as "rural."

Recent data on land ownership indicate that the Federal government owns 7.3 percent of all land, the State and counties own 34.7 percent, and private owners (chiefly large estates) have 58.0 percent. Total Federal holdings come to 405,500 acres, exclusive of leased land (48,100 acres); most of the Federal land is in park and military use. The State Department of Hawaiian Home Lands holds about 190,000 acres, divided among 2,738 lessees. Total land parcels number 335,411.

Considerable caution is necessary in comparing statistics from different sources on land use, ownership, or tenure. Variations in definitions and survey dates seriously affect comparability in many instances, even where terminology is relatively unambiguous and misinterpretation seems unlikely. An example of such difficulties is the wide range in estimates of Federal land, with Federal totals ranging from 297,000 acres to 408,000. Recent statistics on military land use are likewise confusing, going as high as 174,000 acres and as low as 56,000.

Reports of the U.S. General Services Administration, Hawaii State Department of Hawaiian Home Lands, Department of Land and Natural Resources, Department of Planning and Economic Development, Department of Taxation, Department of Transportation, and Land Use Commission, the Land Study Bureau of the University of Hawaii, and county planning departments provided the data for this section. Greater detail appears in DPED Statistical Report 98, *Land Use and Ownership Trends in Hawaii*, issued December 28, 1973. Statistics for the nation as a whole are available in Sections 8 and 24 of the *Statistical Abstract of the United States: 1977*.

Table 108.—LAND USE ACREAGES, BY ISLAND: 1968

Land use	Six islands	Kauai	Oahu	Molokai	Lanai	Maui	Hawaii
All uses	4,050,176	354,112	388,928	167,104	89,280	466,432	2,584,320
Pineapple	69,276	2,699	18,987	17,276	16,236	14,078	—
Sugarcane	262,377	58,927	40,852	4	—	47,819	114,775
Nonplantation agriculture ..	1,197,688	55,311	51,741	90,072	—	180,511	820,053
Vegetable	6,708	339	2,102	845	—	1,506	1,916
Orchard	24,294	455	1,670	104	—	536	21,529
Grazing	1,150,534	53,637	38,608	86,850	—	176,810	794,629
Other ¹	2,567	547	1,434	2	—	331	253
Idle agricultural land	13,585	333	7,927	2,271	—	1,328	1,726
Forest	289,039	38,716	30,033	2,037	5,926	14,504	197,823
Forest reserve	1,190,954	157,555	118,766	48,338	—	156,035	710,260
Recreation ²	334,256	11,244	5,184	415	66,683	18,980	231,750
Military	38,048	1,886	35,055	316	—	—	791
Urban	155,705	4,550	56,850	1,091	435	6,204	86,575
Civilian	61,233	4,400	36,957	1,091	435	6,204	12,146
Military	17,658	150	17,508	—	—	—	—
Undeveloped subdivision	76,814	—	2,385	—	—	—	74,429
Pali and barren land	503,308	22,235	23,799	7,477	—	27,852	421,945
Quarry	1,462	23	1,077	30	—	85	247
Water	8,063	966	6,584	48	—	364	101

¹ Includes water crop (974), forage (423), dairy (738), poultry (275), swine (103), feed lot (38), and salt bed (16).

² Includes game management areas (87,585), national parks (229,423), and other recreation areas (17,248).

Source: A.Y. Ching and T. Sahara, *Land Use and Productivity Rating, State of Hawaii, 1968*, Land Study Bureau Circular, No. 15 (University of Hawaii, Land Study Bureau, July 1969), pp. 18-19.

Table 109.—LAND USE, BY COUNTY AND ISLAND: 1972-1976

[In acres.]

Land use	State total	Hawaii County (Dec. 1976)	Maui County (Spring 1972)			City and County of Honolulu (Dec. 1976)	Kauai County (May 1972)	
			Maui and Kahoolawe	Lanai	Molokai		Kauai	Niihau
All uses ¹	4,046,902	2,520,906	490,234	89,071	168,256	373,369	357,978	47,088
Residential	65,494	11,975	17,292	256	2,963	27,031	5,968	9
Manufacturing	3,769	619	774	—	754	1,442	177	3
Mfg. services ²	11,076	1,586	657	54	54	2,838	5,880	7
Commercial ³	2,299	435	233	13	38	1,467	113	—
Services ⁴	125,023	37,823	30,986	80	810	52,603	2,336	385
Social and cultural ⁵	7,734	1,844	1,302	15	93	4,114	361	5
Recreation ⁶	273,311	243,324	18,778	89	34	5,862	5,224	—
Agriculture	1,356,195	819,249	197,900	15,020	37,199	75,796	167,650	43,381
Transportation ⁷	5,343	1,417	776	165	24	1,688	1,273	—
Unused open spaces ⁸ ...	2,196,659	1,402,635	221,534	73,380	126,289	200,527	168,996	3,298

¹ Excludes public streets and highways. For total area by island, see table 113, footnote 1.

² Includes warehousing, construction services, and public utilities.

³ Retail and wholesale trade.

⁴ Includes commercial amusement and recreation, hotels, military installations, government offices, parking, cemeteries, personal services, business and repair services, professional services, and finance, insurance, and real estate.

⁵ Educational, cultural, and religious.

⁶ Excludes commercial amusement and recreation services.

⁷ Includes airports, docks, and land transportation facilities.

⁸ Includes vacant land, forest reserve, lakes, steep land, and undedicated streets.

Source: Hawaii State Department of Planning and Economic Development, *Kauai County Land Inventory Report: 1972 (1974)*, and *Maui County Land Inventory Report: 1972 (1974)*; City and County of Honolulu, Department of General Planning, *Oahu Land Use Inventory, 1976*, special tabulation; County of Hawaii, Planning Department, *Hawaii County Land Use Inventory, December 1976*, special tabulation.

Table 110.—LAND USE, FOR OAHU: DECEMBER 1976
 [In acres. Excludes public thoroughfares.]

Land use category	Acres
Total	373,155
Residential	26,519
Single family	24,390
Multifamily and miscellaneous	2,129
Manufacturing	1,442
Food processing	280
Apparel, textiles, and printing	29
Other	1,113
Transportation	1,687
Utilities & communications	2,026
Contract construction	613
Wholesale trade & warehousing	839
Retail	1,183
Eating and drinking	207
Shopping centers	285
Service stations	122
Other	569
Hotel	236
Personal services	133
Business services	565
Parking garages	110
Automotive repairs and service	117
Other	338
Public & quasi public buildings	5,404
Hospitals, medical clinics, and nursing homes	540
Government agencies, except military	639
Educational institutions	3,506
Other	719
Public and quasi public open space	8,684
Recreational facilities	4,815
Recreational facilities, private	3,251
Cemeteries	618
Unused open spaces	198,588
Forest reserve	110,591
Other	87,997
Agriculture	75,262
Military	47,194
Streets and highways, except public	1,244
Other and unknown uses	537

Source: City and County of Honolulu, Department of General Planning, special tabulation.

**Table 111.—LAND AND FLOOR AREA FOR SELECTED BUSINESS CATEGORIES,
FOR OAHU: DECEMBER 1975**

Business category	Number of establishments	Land area (acres)	Floor area (square feet)
Total	20,767	(NA)	100,435,316
Manufacturing	1,087	1,472	8,774,072
Food processing	338	306	4,537,340
Apparel, textiles & printing	248	30	1,257,666
Other	501	1,136	2,979,066
Transportation	553	1,696	4,258,188
Utilities & communications	930	1,841	1,834,908
Contract construction	819	623	2,729,035
Wholesale trade & warehousing	1,491	818	10,397,799
Retailing	6,909	1,186	16,678,103
Eating and drinking	1,325	220	2,951,401
Service stations	394	114	571,406
Other	5,190	852	13,155,296
Hotel	288	240	16,353,502
Personal services	2,608	144	3,324,450
Business services	4,057	559	12,815,058
Parking garages	299	111	3,486,386
Automotive repairs and service	589	119	1,389,637
Other	3,169	329	7,939,035
Public and quasi public buildings	2,896	5,285	19,991,812
Hospitals, medical clinics & nursing homes	239	554	4,655,161
Government agencies, except military	419	635	3,791,328
Educational institutions, except public	1,090	3,414	6,651,057
Other	1,148	682	4,894,266
Vacant unclassified spaces ¹	836	(NA)	3,278,389

NA Not available.

¹ Unoccupied offices, etc.

Source: City and County of Honolulu, Department of General Planning, special tabulation.

Table 112.—ACREAGE OF LAND USE CLASSES, BY COUNTIES: MAY 3, 1978

[Based on land use classifications used for real property assessment purposes.]

Land use class ¹	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
All uses ²	4,065,471	371,602	751,007	2,543,176	399,686
Residential	84,165	61,845	6,697	11,524	4,099
Hotel-apartment	8,161	2,795	2,176	2,204	986
Commercial	4,625	2,724	499	1,062	340
Industrial	14,249	8,479	1,522	3,488	760
Agricultural	1,956,051	137,411	406,804	1,214,638	197,198
Conservation	1,965,551	147,683	328,201	1,297,159	192,508
Unimproved residential	32,669	10,665	5,108	13,101	3,795

¹ "Pitt codes" as established by the "Pittsburgh Law" of differential tax rates for real property assessment and taxation in Sec. 246-10, Hawaii Revised Statutes (1976 Replacement).

² Excludes public streets and highways and other areas not in parcels of record, and thus differs somewhat from the official figures based on measurements of the Geography Division of the U.S. Bureau of the Census. The Bureau's data for total area (including inland water) are: State, 4,128,256 acres; Honolulu, 390,976; Maui, 751,616; Hawaii, 2,584,320; Kauai, 401,344. Source: Hawaii State Department of Taxation, Tax Systems and Procedures, special tabulation.

Table 113.—ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1978

[Total acreage, including inland water, as classified by the Hawaii State Land Use Commission under the provisions of Chapter 205, Hawaii Revised Statutes. All data are approximate.]

Year and island	Total area ¹	Classification by State Land Use Commission			
		Urban ²	Conser- vation ³	Agricul- tural ⁴	Rural ⁵
STATE TOTALS					
1964: August	4,111,500.0	117,800.0	1,862,600.0	2,124,400.0	6,700.0
1969: August	4,111,500.0	140,163.3	2,009,086.7	1,955,875.0	6,375.0
1974: March	4,111,500.0	147,472.0	1,986,428.9	1,968,727.2	8,871.9
1975: February	4,111,500.0	148,921.4	1,976,995.7	1,976,695.4	8,887.5
1977: January (revised)	4,111,500.0	149,262.9	1,976,995.7	1,976,327.2	8,914.2
1978: January	4,111,500.0	151,012.5	1,976,931.4	1,974,339.5	9,216.7
ISLANDS: 1978					
Hawaii	2,573,400.0	33,634.3	1,310,516.2	1228,637.5	612.0
Maui	465,800.0	15,442.8	193,678.7	252,887.7	3,790.8
Kahoolawe	28,800.0	—	28,800.0	—	—
Lanai	90,500.0	2,338.5	38,202.5	47,239.0	2,720.0
Molokai	165,800.0	3,293.1	49,767.7	111,844.2	895.0
Oahu	385,300.0	86,489.2	154,907.6	143,903.2	—
Kauai	353,900.0	9,814.6	198,758.7	144,127.9	1,198.9
Niihau	45,700.0	—	—	45,700.0	—
Kaula and Lehua	400.0	—	400.0	—	—
Northwestern Haw'n Islands	1,900.0	—	1,900.0	—	—

¹ These totals differ somewhat from the official figures based on measurements by the Geography Division of the U.S. Bureau of the Census: State total, 4,128,256; Hawaii, 2,584,320; Maui, 466,432; Kahoolawe, 28,800 (same); Lanai, 89,280; Molokai, 167,104; Oahu, 388,928; Kauai, 354,112; Niihau, 46,720; Kaula and Lehua, 512; the Northwestern Hawaiian Islands, excluding Midway, 2,048.

² Defined as "those lands now in urban use and a sufficient reserve for future urban growth" (H.R.S., § 205-2).

³ Includes all areas formerly designated "forest and water reserve zones" and includes, among others, "areas necessary for protecting water sheds and water sources; preserving scenic areas; providing park lands, wilderness, and beach reserves . . ." (*ibid.*).

⁴ Defined as lands with a "high capacity for intensive cultivation" (*ibid.*).

⁵ Defined as areas "primarily of small farms mixed with very low density residential lots" (*ibid.*).

Source: Hawaii State Land Use Commission, unpublished estimates.

Table 114.—LAND PARCELS, BY COUNTIES: 1970 TO 1978

[As of July 1, 1970-1976 and January 1, 1977 and 1978.]

Year ¹	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1970	259,077	122,401	23,700	101,851	11,125
1971	270,336	128,153	24,557	106,037	11,589
1972	280,540	134,880	25,472	108,314	11,874
1973	290,512	141,651	26,633	109,809	12,419
1974	302,987	149,521	28,474	111,463	13,529
1975	316,240	158,069	31,137	112,283	14,751
1976	329,695	167,044	34,148	113,406	15,097
1977	335,411	170,554	34,869	114,618	15,370
1978	342,284	174,125	36,283	115,832	16,044

Source: Hawaii State Department of Taxation, Tax Research and Planning, records.

Table 115.—LAND OWNERSHIP AND TENURE, BY ISLANDS: 1971-1974

[In acres. Includes area in public thoroughfares on Hawaii but excludes it elsewhere.]

Islands	Survey date	All owners ¹	Federal ²	State ³	Counties ³	Private		
						Total	Fee simple	Leased
State total	4,045,931	296,765	1,399,839	2,327	2,346,999	1,857,199	489,800
Percent	100.0	7.3	34.6	0.1	58.0	45.9	12.1
Hawaii	1971	2,516,979	200,995	985,269	839	1,329,876	1,026,003	303,873
Maui	1972	461,402	12,275	155,284	365	293,478	255,272	38,206
Kahoolawe	1972	28,832	28,819	13	—	—	—	—
Lanai	1972	89,071	8	169	2	88,892	88,882	10
Molokai	1972	168,257	1,839	39,652	2	126,764	104,089	22,674
Oahu	1974	373,636	50,596	67,360	—	255,679	150,719	104,960
Kauai	1972	357,977	1,977	149,276	1,119	205,605	185,529	20,076
Niihau	1972	47,217	256	256	—	46,705	46,705	—
Other islands ⁴	1968	2,560	—	2,560	—	—	—	—

¹ Because of the omission of public thoroughfares and for other reasons, totals by island differ considerably from official area data in table 113, footnote 1.² Treatment of ceded land is unspecified.³ County land on Oahu is included with State land.⁴ Lehua, Kaula, and the Northwestern Hawaiian Islands, except Midway.Source: Hawaii State Department of Planning and Economic Development, Hawaii Urban Planning Information Center, *Land Inventory Report: 1972* for Hawaii County (1974, p. 19), Maui County (1974, pp.25-26), and Kauai County (1974, pp. 25 and 29), and underlying data; Hawaii State Department of Land and Natural Resources, *Report to the Governor 1973-1974*, p. 54 (for Lehua, Kaula, and N.W.H.I.); Honolulu Department of General Planning, Oahu land use inventory, 1974, special tabulation by DPED.

Table 116.—REAL PROPERTY OWNED OR LEASED BY THE FEDERAL GOVERNMENT: 1966 TO 1976

Subject	June 30, 1966	June 30, 1971	June 30, 1975	Sept.30, 1976
OWNED				
Number of installations	137	159	249	264
Land area, total (acres)	397,929.2	396,866.5	405,529.8	407,894.0
Urban	55,654.8	9,009.3	50,862.3	54,705.0
Rural	342,274.4	387,857.2	354,667.5	353,189.0
Number of buildings	11,993	11,536	13,066	14,281
Cost, total (\$1,000) ¹	1,022,264	1,168,496	1,269,178	1,455,082
Land	26,062	46,358	43,773	51,377
Buildings	493,473	578,036	681,712	816,650
Structures and facilities	502,729	544,102	543,693	587,055
Predominant usage (acres):				
Agriculture and grazing	—	—	—	—
Forest and wildlife	—	1,767.4	3,064.4	3,106.4
Parks and historic sites	—	218,318.0	238,559.8	228,899.4
Power development and distribution	—	—	—	—
Reclamation and irrigation	—	—	—	—
Office building locations	—	28.8	50.1	47.5
Military, excluding airfields ²	—	175,202.0	116,205.1	128,200.4
Airfields	—			
Harbor and port facilities	—	35.1	156.6	156.6
Flood control and navigation	—	625.7	1,482.1	1,482.1
Vacant	—	13.1	6.5	6.5
Institutional	—	1.5	359.5	359.5
Housing	—	81.4	82.5	84.5
Storage	—	21.8	529.8	529.8
Industrial	—	48.6	5,180.0	5,180.0
Research and development	—	5.2	11.0	6.2
Other land	—	717.9	474.4	474.4
LEASED				
Number of leases	226	276	240	254
Land area, total (acres)	43,617.9	50,767.6	48,123.0	47,108.2
Urban	16,139.5	31.5	33.4	145.4
Rural	27,478.4	50,736.1	48,089.6	46,962.8
Number of building locations	153	194	157	187
Floor area of buildings (square feet)	407,496	484,090	597,803	745,121
Annual rental (\$1,000)	1,779	2,150	3,061	2,842

¹ At time of acquisition; includes estimated equivalent cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process.

² Figure for 1971 includes all Department of Defense land used for military functions.

Source: General Services Administration, *Summary Report on Real Property Owned by the United States Throughout the World* (annual) and *Inventory Report on Real Property Leased to the United States Throughout the World* (annual).

**Table 117.—REAL PROPERTY OWNED BY THE FEDERAL GOVERNMENT, BY AGENCY:
SEPTEMBER 30, 1976**

Agency	No. of install-ations	Land (acres)	Buildings		Cost (\$1,000,000)			
			No.	Floor area (1,000 sq. ft.)	Total	Land	Build-ings	Structures, facilities
All agencies	264	407,894.0	14,281	67,016	1,455.1	51.4	816.6	587.1
Civil agencies	189	234,160.8	594	2,153	88.9	18.1	44.2	26.5
Amer. Battle Mon. Com.	1	0.0	—	—	1.7	—	—	1.7
Dept. of Commerce	9	183.4	30	48	1.5	0.2	1.1	0.2
Dept. of Justice	1	3.1	3	31	0.6	0.2	0.4	—
Dept. of Agriculture	5	0.0	12	20	0.5	—	0.4	0.1
Dept. of H., E., W.	1	1.5	1	20	1.0	0.1	0.9	—
Dept. of Interior	10	231,891.6	184	230	11.7	4.4	1.6	5.7
Fish & Wildlife	5	3,104.2	1	1	2.2	22	0.0	0.0
Geological Survey	1	0.0	6	7	0.1	—	0.1	—
National Park Ser.	4	228,787.4	177	222	9.3	1.2	1.5	5.6
Dept. of Transport.	144	1,868.7	333	1014	40.1	3.3	20.9	15.9
FAA	75	251.7	77	132	10.7	0.6	4.7	5.4
Coast Guard	69	1,617.0	256	881	29.4	2.7	16.2	10.5
Fed. Communic. Comm.	1	47.7	2	3	0.1	0.0	0.0	0.0
GSA	7	25.1	5	347	5.9	.34	2.5	0.0
NASA	1	0.0	13	23	3.1	—	1.0	2.1
Postal Service	8	27.7	7	398	16.8	1.5	15.3	—
VA	1	112.0	4	18	6.0	5.0	0.1	0.8
Defense	75	173,733.2	13,687	64,864	1,366.2	33.3	772.4	560.5
Army	34	106,963.0	3,030	18,134	338.3	18.6	216.6	103.5
Navy	22	61,417.5	8,664	35,998	801.1	11.8	416.6	372.6
Air Force	13	5,327.0	1,990	10,681	218.1	2.0	139.3	76.7
Corps of Engineers	6	25.7	3	51	8.8	0.8	0.3	7.6

Source: U.S. General Services Administration, records.

Table 118.—ACREAGE, LESSEES, AND WAITING LIST FOR LAND UNDER THE JURISDICTION OF THE DEPARTMENT OF HAWAIIAN HOME LANDS, BY ISLAND: 1974 AND 1977

Island	Acres, 1977 ¹	Lessees		Application waiting list	
		June 30, 1974 ²	October 1977	June 30, 1974	October 1977
State total	190,414	2,197	2,738	3,826	5,629
Hawaii	111,406	437	623	341	917
Maui	29,075	89	89	185	330
Molokai	26,808	295	521	201	272
Oahu	5,072	1,291	1,329	2,988	3,756
Kauai	18,052	85	176	111	360

¹ For data on parcels and use, see *The State of Hawaii Data Book 1974*, table 99, p. 106.

² Total homestead population was approximately 13,200.

Source: Department of Hawaiian Home Lands, *Annual Report for 1974 and 1977*.